



**DEPARTMENT OF ENVIRONMENT, FOOD AND
AGRICULTURE**

**TOWN AND COUNTRY PLANNING ACT 1999
TOWN AND COUNTRY PLANNING (REGISTERED BUILDINGS)
REGULATIONS 2013**

IN ACCORDANCE with Part 3 14(2) of the Act, The Department of Environment, Food and Agriculture on the 28th February 2024 determined to enter:

**Laxey Glen Flour Mills Main Building, together with the
Screen House, Cistern, Lade and underground Drainage Tunnels,
Mill Road, Laxey IM4 7AU**

as identified on the Register Entry Summary hereto attached, in the PROTECTED BUILDINGS REGISTER.

As required under Schedule 2 2(1) of the Act the Department HEREBY GIVES NOTICE that WITH IMMEDIATE EFFECT the demolition, alteration or extension of the building is prohibited in any way which would affect its character as a building of special architectural or historic interest UNLESS written consent is first sought under 15(2) of the Act ("registered building consent") and the authorised works are executed in accordance with the terms of that consent and any conditions attached to it.

Dated this **4th March 2024**,

By Order of the Department

Director, Planning and Building Control

NOTE :

Under The Town and Country Planning Act 1999;

**Schedule 2
The Protected Buildings Register**

Notifications of entries on register etc.

- 2 (1) As soon as may be (practical) after a building has been entered in the register, or the register has been amended by removal of a building from it, the Department shall serve a notice on the owner and the occupier of the building stating that it has been entered in or removed from the register.
- (2) The owner or the occupier of, and any other person having an interest in, a building which has been entered in the register may apply to the Department to remove the building from the register-
- (a) within the prescribed period after service on him of a notice under sub-paragraph (1);
 - (b) after the expiration of the prescribed period after the decision of the Department on a previous request under subsection in relation to the building.

Under the Town and Country Planning (Registered Buildings) Regulations 2013

5. Periods for purpose of Schedule 2 paragraph 2(2)

- (1) The period specified for the purposes of paragraph 2(2)(a) of Schedule 2 to the Act (period after notice of registration, within which owner or occupier may request de-registration) is 21 days.
- (2) The period specified for the purposes of paragraph 2(2)(b) of Schedule 2 to the Act (period after initial period, during which owner or occupier may not request a de-registration) is 5 years.

Notices sent to:

Property Owner

Manx National Heritage

Register Entry Summary – Laxey Glen Flour Mills

Details

Name: **Laxey Glen Flour Mills**

Address: Mill Road, Laxey, IM4 7AU

Register Entry Number: 337

Date of Registration: 28.2.2024

History

In the 1850s Richard Rowe, Captain of the Laxey Mines, sought to open a much larger mill in Laxey to provide flour and bread for the miners and their families. At its peak, the Laxey mine was one of the busiest in the British Isles and had over 600 people employed. The mill was designed by Robert Casement (the Mines Superintendent Engineer and designer of the Lady Isabella Water Wheel), and is believed to have been built by John James Moore (builder of Moore's Bridge over Glen Roy). It was officially opened on 27th February 1861.

The mill has survived 3 reported fires during its history. In 1873 the first fire took place in the plantation behind the mill and did not harm the buildings themselves. The second occurred in January 1921 and it gutted the main mill building, although the adjacent screen house survived relatively intact. The decision to rebuild was immediate and the mill opened again in 1924. In May 1946 the third fire again damaged the roof and plant of the mill building itself but it reopened within a month.

As of February 2024, the complex is still in use as a flour mill. The site has been altered and adapted on numerous occasions since 1861, and retains many elements that help illustrate its history over more than 160 years.

Form and Materials

This registration includes:

- Main mill building
- Screen House
- Cistern
- Water Lade (Mill Race)
- Subterranean Drainage Tunnels under mill buildings and yard

MATERIALS: Walls are horizontally coursed Manx stone (slate). Pitched roofs to main building and adjacent screen house are welsh slate. Steel beams provide structural support. Windows are single glazed timber framed units on the east facing principal elevation. Window arches and reveals are constructed in brickwork. Roof lights are metal framed. The cistern and water lade (mill race) are constructed of the same horizontally coursed Manx stone (slate) as the mill buildings.

Although information is limited at the time of writing this summary, video images suggest that the network of subterranean drainage tunnels are also constructed of Manx stone (slate), with a semi-circular arched ceiling constructed in the same material.

PLAN: Four storey principal mill building is rectangular on plan. There is a vehicular access way in the northern end of the building at ground floor level. The Screen House immediately south of the main building is approximately square in plan, four storeys high. The top two storeys of the Screen House were added in 1910. The cistern is cylindrical in shape, with walls featuring shallow pilasters linked by semi-circular arches in a similar style to those on the main building and screen house. The lade (mill race) is formed of a linear stone channel and side walls running from the cistern in a westerly direction for approximately 600 metres to join the Glenroy River.

EXTERIOR: Main building's principal (east facing) elevation consists of nine bays, four storeys high. Each bay is divided by full height shallow pilaster columns with a connecting arch detail over each fourth storey opening. When constructed in 1860-61, the main building comprised of seven bays – the northern two bays being added later. The central bay (of the initial seven) at fourth floor level has a clock in place of the window, above which at eaves level is a large feature moulding pediment upstand reading 'Laxey Glen Mills' and the date of 1860. The building has a hipped pitched roof for the most part, with a flat roof over the most northerly two bays of the building. When first built, the seven bay main building had a roof formed of two unequally sized pitched hipped roofs, with a roof valley running north-south between the two (see image 6). The windows on the main building feature two intermediate mullions throughout and a single transom a third of the way from the arched window head at ground, first and second floor levels. Alternate windows at ground, first and second floors have top-opening casements. Some UPVC units in evidence on secondary elevations. The Screen House has three bays and is generally constructed in the same style as the main building, with exposed stone walls and a hipped pitched roof.

INTERIOR: Fire is known to have gutted the main mill building in 1921, and a further fire in 1946 is known to have damaged the roof and plant in the main building. The adjacent screen house is believed to have suffered less fire damage than the main building, and is open plan. Internally the main building is generally also open plan, with a single dividing wall running north south at all levels. This wall initially supported the internal facing pitches of the roofs above. All of the floors of the main building and screen house contain various items of plant machinery associated with the milling process; much of which is on a scale not replicated elsewhere on the Isle of Man. This machinery varies in age, but generally dates from the mid-20th century onwards.

Reasons for Registration

Laxey Glen Flour Mills (the main building, screen house, cistern, lade and subterranean drainage tunnels) is entered into the Protected Buildings Register for the following reasons:

ARCHITECTURAL INTEREST:

- Opened in 1861, the complex represents the largest flour mill constructed on the Isle of Man during the Victorian era, and retains many elements of historic fabric, detailing and plan form.

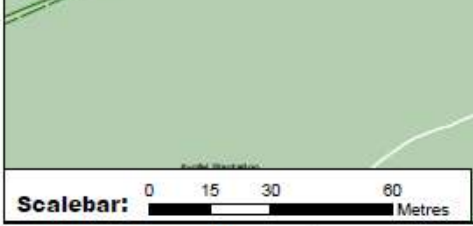
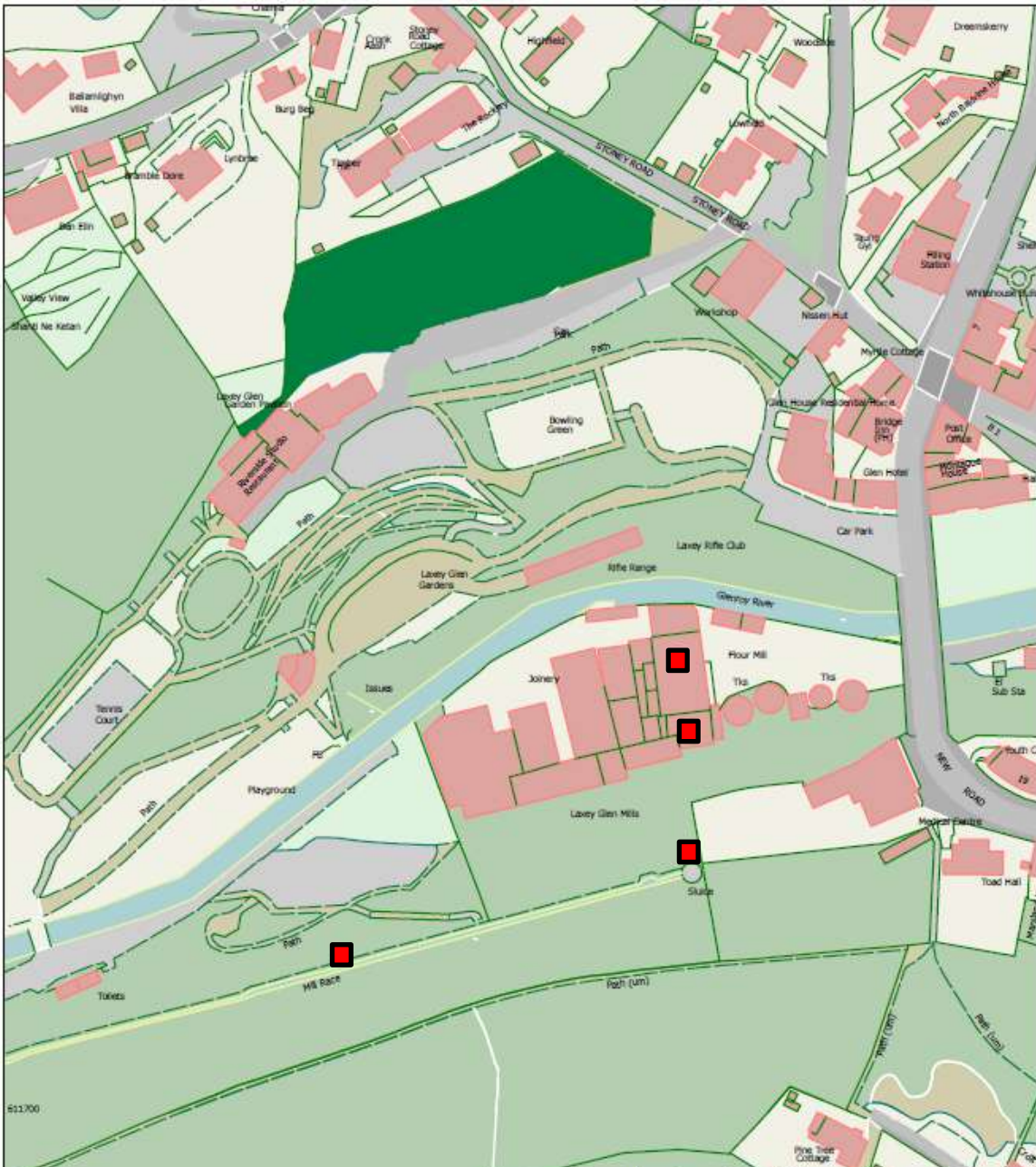
HISTORIC INTEREST:

- Still in use for its original purpose, the mill complex was constructed to serve the workers of the Great Laxey Mining Company, and helps illustrate the industrial and social history of Laxey from the mid-19th century up to the present day.
- The mill was commissioned by Richard Rowe, Captain of the Mines, and designed by Robert Casement, Mines Superintendent Engineer and designer of the Lady Isabella Water Wheel.

Map



Location Plan

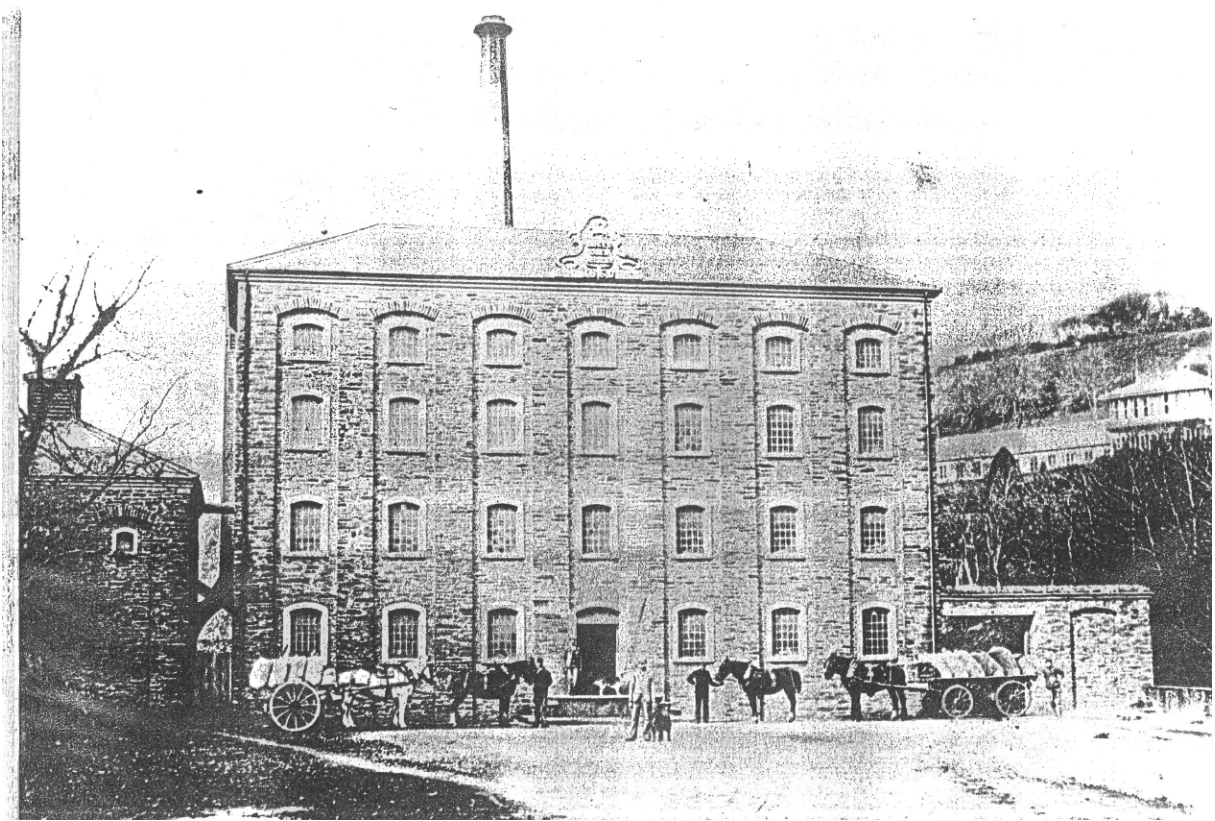


Scale: 1:1,500

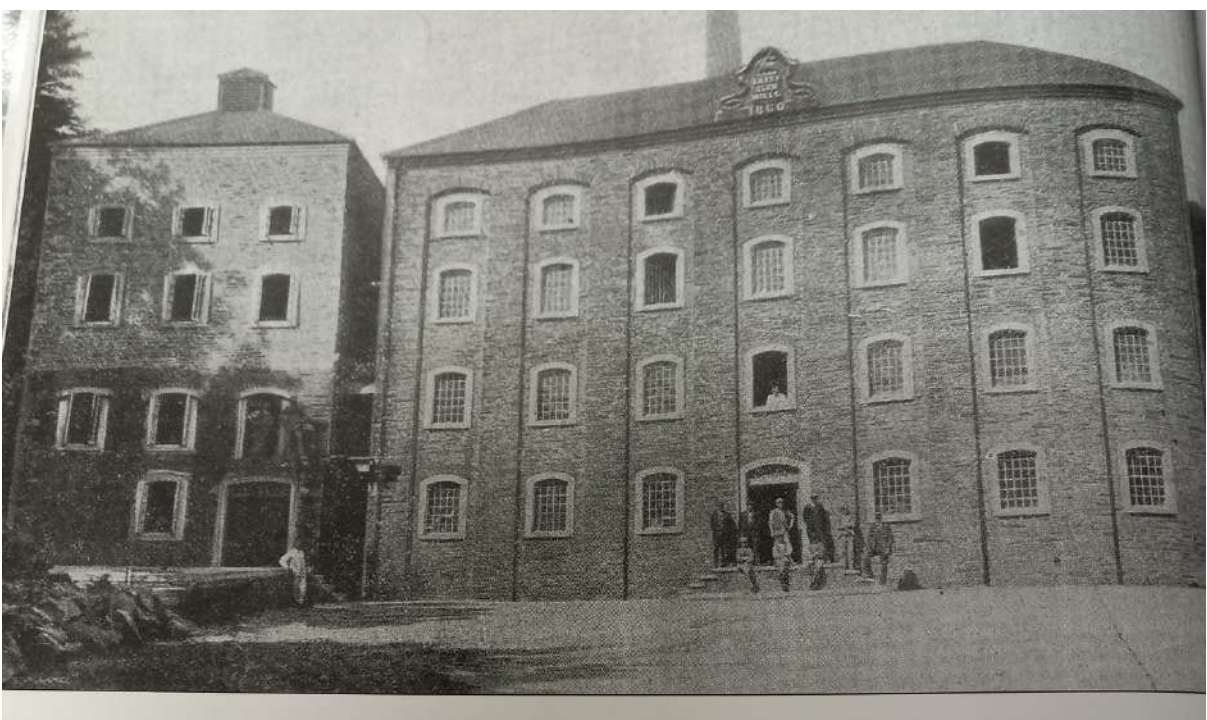
Department	Isle of Man Government
Division/Office	DEFA
Case Reference	
Date	30/01/2024

Reproduced from the IoM Survey map with permission of the Department of Infrastructure © Crown Copyright 2015. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

1. Image of Mills showing two storey screen house prior to 1910



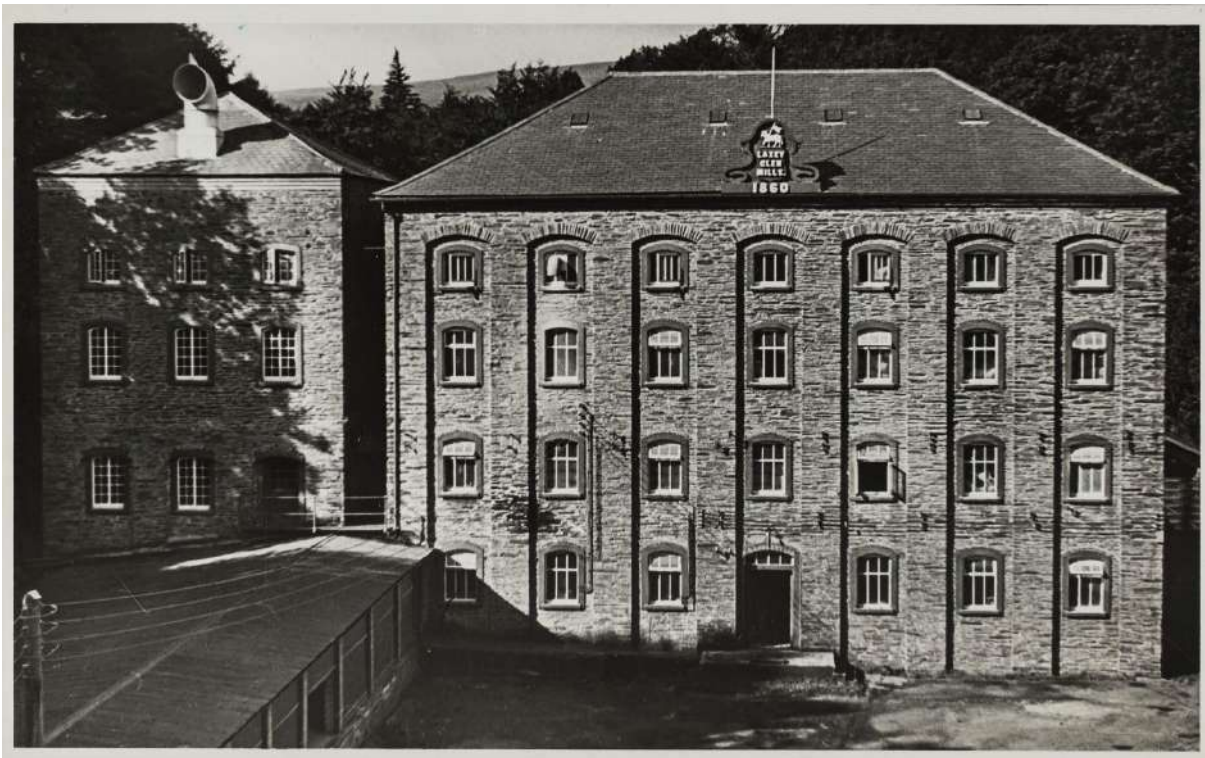
2. Image of Mills following the addition of the two upper floors to the screen house



3. Image of Mills during fire



4. Image of Mills during 1940s



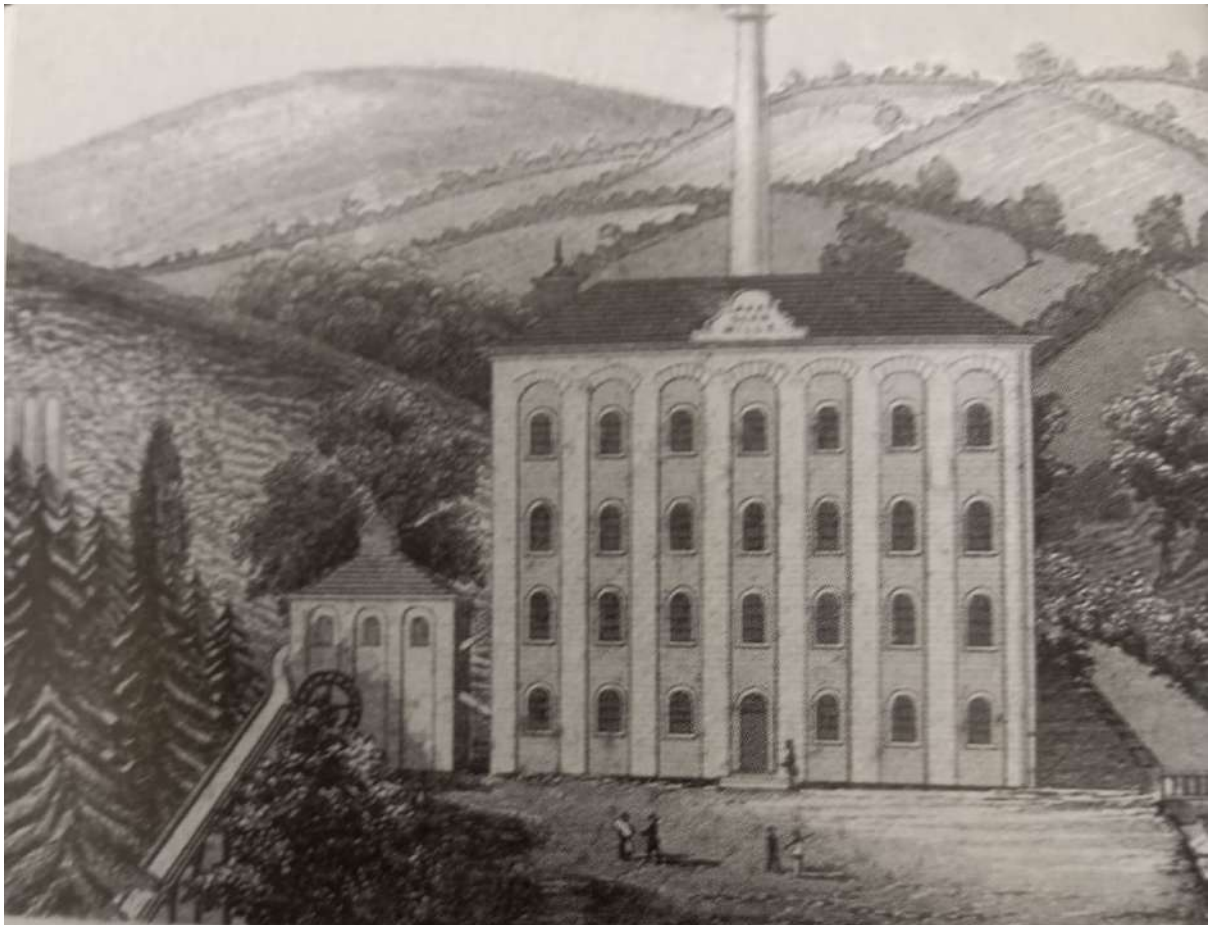
5. Image of Mills from Minorca prior to the MER Bridge being constructed in the late 1890s



6. Image of Mills from Glenroy circa 1914, showing roof form as initially constructed



7. Illustration believed to date from the 1860s, showing the cistern in the far left



8. 21st century photograph showing the top of the cistern



10. 21st century photograph showing part of Lade (Mill Race)



11 - Photographs from Site Visits undertaken in January 2024







